

O'Brien Court  
1076-1092 O'Brien Court  
San Jose  
Santa Clara County  
California

HABS No. CA-2106

HABS,  
CAL,  
43-SANJOS,  
12 -

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Architectural and Engineering Record  
National Park Service  
Department of the Interior  
Washington, D. C. 20243

## HISTORIC AMERICAN BUILDINGS SURVEY

O'BRIEN COURT

HABS No. CA-2106

Location: 1076-1078 O'Brien Court (HABS No. CA-2106A)  
San Jose, Santa Clara County, California

USGS San Jose West Quadrangle, Universal Transverse  
Mercator Coordinates: 10.594980.4133480

Present Owner: Abilio Lopez, 1076 O'Brien Ct.  
San Jose, California 95126

Present Occupant: Al Lopez

Present Use: Residence

Significance: This residence was built in the early 1920s as a part of "Alameda Court," a typical middle-class residential tract developed by Christopher Cook (President of the Cook Lumber Company) in conjunction with realtor John Phelps and Thomas C. Barnett. Designed in the prevailing as Spanish Colonial Revival style and priced from \$5500 to \$6500, the modest, yet comfortable "bungalow homes" appealed to San Jose's newly-prosperous white collar class. Alameda Court's first residents included department store managers, insurance agents, automobile salesmen and the like, together with a sprinkling of professional people and skilled factory workers.

PART I. ARCHITECTURAL INFORMATION

## A. General statement:

1. Architectural character: This stucco duplex dwelling is one of six forming a part of the street elevation along the east side of O'Brien Court.
2. Condition of Fabric: Good

## B. Description of Exterior:

1. Overall Dimensions: The six-bay, one story, U-shaped structure is approximately thirty-five feet by fifty-three feet, with a double attached garage that is eighteen feet by twenty-two feet.
2. Foundation: Concrete, cast iron decorative foundation vents.
3. Walls: Wooden frame walls with stucco, painted white. The west wall is a false front with curving forms on each side of the recessed entrance.

4. Structural system, framing: Wooden frame structure

5. Porches, stoops, balconies, bulkheads: There is a concrete terrace across the width of the west front, extending out from the house approximately ten feet. The terrace is enclosed on three sides with a low stuccoed wall that has a Spanish tile coping. The front wall on each side has a perforation filled with turned wooden balusters in a wooden frame. In the center of the west wall there is a large arched entrance opening flanked by a smaller arched opening on each side. The top of the arches is characterized by concave and convex curves.

There is a recessed porch between a projecting wing on each side, that is a part of the terrace. It has a large square stuccoed column in the center dividing each side into its own entrance. There is a stuccoed bulkhead on each side of the structure at the east facade that leads to a cellar. The door is wooden. There are two concrete steps at each rear door.

6. Chimneys: There is a projecting fireplace and chimney on the east facade at each side of centers. The chimney narrows above the fireplace with a reverse curve and extends above the parapet wall ending at a band around the top. There are several metal flues through the roof.

7. Openings:

- a. Doorways and doors: The doorway to each side is at the recessed porch. The wooden framed door has sixteen glass lights, wooden surround, sill and a wooden framed screen door.

The rear doorway on each unit has single panel wooden door with wooden surround, sill and an aluminum screen door. The garages on the south side each have a pair of doors, wooden framed with vertical wooden paneling and six glass lights across the top.

- b. Windows and shutters: Wooden window across the front facade are six and eight light casement sashes, with inside screens, wooden surrounds and sills. Wooden windows on the other facades have one-over-one light, double-hung sashes with wooden framed screens.

8. Roof:

- a. Shape, covering: The flat roof, with parapet wall, is covered with built-up asphalt and gravel. There is a metal coping on the parapet. Metal leaders and downspouts are attached to the face of the wall, with cut-out opening in the parapet.

C. Description of Interior:

The interior is inaccessible

D. Site:

1. General setting and orientation: The building sits on the east side of O'Brien Court and on the south side of Sherwood Avenue. There are two large sycamore trees at the curb in front. Residential structures are across the street and on each side and rear. There is a low chain link fence around the front and side yard. At the rear of the house is a paved patio with flagstone and there is a brick barbeque pit. Part of the patio is covered with an aluminum cover.

Prepared by: John P. White  
Project Supervisor  
August 1980

O'BRIEN COURT HABS No. CA-2106B

Location: 1084 O'Brien Court  
San Jose, Santa Clara County, California

USGS San Jose West Quadrangle, Universal Transverse  
Mercator Coordinates: 10.594970.4133465

Present Owner: Victor Swarbrick, 1212 Oakland Rd #4  
San Jose, CA 95112

Present Use: Residence

Significance: See page one.

PART I. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The small stucco residence forms a part of the street elevation along the east side of O'Brien Court.
2. Condition of Fabric: Good

B. Description of Exterior:

1. Overall Dimensions: The one-story, four bay, L-shaped residence is approximately thirty feet by forty-seven feet with an attached garage that is twelve feet by twenty feet.
2. Foundation: Concrete
3. Walls: Wooden frame with stucco exterior, painted bright yellow, with parapet walls on the west facade. The parapet wall has a red Spanish tile coping laid in a front facing directions.
4. Structural system, framing: Wooden frame structure

5. Porches, stoops, balconies, bulkheads: The inset porch on the northwest corner of the house has two round arched openings on the west facade and one on the north facade, leading to the driveway. The concrete floor has one concrete step on the west and one on the north. The arches have each end projecting higher than the parapet wall and there is a pent roof recessed between these two walls that has a red Spanish tile covering.

There is a concrete stoop at the northeast corner of the residence. It has a pent roof covered with corrugated fiberglass.

6. Chimneys: There is a projecting fireplace and chimney on the west facade. The stucco chimney narrows from a band at the fireplace mass through a reverse curve and extends above the parapet. There is a projecting band near the top of the chimney, extending around. On the fireplace mass immediately under the band there is a recessed rectangular panel. Near the rear on the south side there is a metal flue through the roof.

7. Openings:

- a. Doorways and doors: The main entrance on the recessed porch at the west facade leads into the living room. The wooden panel door is beaded on each side of the front face to form a small panel on each side of a center panel, each extending the full length of the door. There is a small rectangular glass light near the top center. The wooden surrounds have an aluminum threshold and aluminum screen door.

The rear door at the northeast corner has recessed single wooden panel, wooden surrounds and sill.

- b. Windows and shutters: Wooden windows along the front west facade have four light casement sashes and the other wooden windows have one-over-one light, double-hung sashes. All have wooden surrounds, sills and insect screens.

8. Roof:

- a. Shape, covering: The flat roof with parapet walls is covered with asphalt and gravel. The parapet has a red Spanish tile coping along the west facade. There are metal gutters and downspouts along the side walls.

C. Description of Interior:

Interior is inaccessible.

Site:

1. General setting and orientation: The house sits on the east side of the street facing west. Residential properties are on each side and across the street. There is a large sycamore tree at the curb in front. A concrete sidewalk leads from the sidewalk along the front up to the porch. There is a small curving concrete sidewalk leading around to the right side of the house. Two concrete ribbons lead up the driveway to the garage. The fenced back yard has numerous shrubby plants and a large walnut tree.

Prepared by: John P. White  
Project Supervisor  
August 1980

O'BRIEN COURT  
HABS No. CA-2106C

Location: 1086 O'Brien Court  
San Jose, Santa Clara County, California

USGS San Jose West Quadrangle Universal Transverse  
Mercator Coordinates: 10.594965.4133455

Present Owner: Clarence Gamble, 260 Tyrella  
Mountain View, CA 94040

Present Occupant: Janet Smith

Present Use: Residence

Significance: See Page One.

PART I. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This stucco residence forms a part of the street elevation on the east side of O'Brien Court.
2. Condition of Fabric: Good

B. Description of Exterior:

1. Overall dimensions: This six-bay, one story, rectangular structure is approximately twenty-five by forty feet.
2. Foundation: Concrete
3. Walls: Wooden frame with stucco finish painted a light tan.
4. Structural system, framing: Wooden frame structure.
5. Porches, stoops, balconies, bulkheads: There is a porch projecting from the house on the west facade near the center, that is covered. The flat roof is supported by corner walls that form a round arch on each side and an elongated flatter arch across the front. the parapet wall above the roof has red Spanish tile coping laid end to end. The flagstone floor extends beyond the covered porch to the north forming a terrace over to the driveway. There is a brick planter around the terrace and one brick step on the end and in front. There are two wooden steps at a doorway on the north facade with one concrete step, and a small concrete stoop on the east facade that has an aluminum awning over it.
6. Chimneys: There is a metal elongated flue projecting through the parapet wall on the west facade. The fire box to the fireplace projects from the wall below the flue as a stucco bay. There is a metal flue through the roof on the rear.
7. Openings:
  - a. Doorways and doors: The main entrance is at the covered porch on the west facade.  
  
The side doorway on the north facade has single panel wooden door with wooden surround and sill and an aluminum screen door.
  - b. Windows and shutters: Wooden windows across the west facade have diamond-shaped glass casement sashes with wooden surrounds and sill. There is a decorative plaster trim extending across the head and down each jamb. The trim is composed of small paterae with a narrow band on each side. Other wooden windows have one light casement sashes and one-over-one double hung sashes. Some windows have been replaced with sliding aluminum sashes.
8. Roof:
  - a. Shape, covering: The flat roof is covered with asphalt and gravel and there is a parapet wall. There is a projecting bay on the east wall with a shed roof covered with asphalt shingles.

C. Description of Interior:

Interior is inaccessible

D. Site:

1. General setting and orientation: The residence sits on the east side of the street, mid-block, surrounded by similar small residences. There is a large oak tree in the street at the curb in front of the house. The concrete sidewalk extends up to the porch. There is a fenced rear yard and several large trees. There is an open wooden structure in the rear yard that has shed roof covered with coorugated sheet metal.

Prepared by: John P. White  
Project Supervisor  
August 1980

O'BRIEN COURT  
HABS No. CA-2106D

Location:

1088 O'Brien Court  
San Jose, Santa Clara County, California

USGS San Jose West Quadrangle, Universal Transverse  
Mercator Coordinates: 10.594960.4133445

Present Owner:

Daniel O'Brien, 1088 O'Brien Ct.  
San Jose, CA 95126

Present Occupant:

Mr. and Mrs. O'Brien

Present Use:

Residence

Significance:

See Page One.

PART I. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This stucco residence forms a part of the street elevation on the east side of O'Brien Court.
2. Condition of fabric: Good

B. Description of Exterior:

1. Over-all dimensions: This six-bay, one story, L-shaped residence is approximately twenty-five feet by forty feet.
2. Foundation: Concrete



3. Walls: wooden frame with stucco finish painted light tan. There is a projecting stuccoed sill. There is a sloping buttress on the southwest corner of the house. There is a false front parapet on the west facade and a lower parapet on the other walls. On each corner of the west front facade the parapet extends up in a tower-like manner with a small round arched recessed panel with projecting stucco sill, in the center of the face. In the center of the facade is a false front projection above the roof that is flat in the center and has a shallow rake on either side. The center of this projection has a long horizontal opening in it that has a simple wooden grille consisting of rectangular verticals spaced approximately three inches on centers framed with a wooden cable moulding.

There is a small addition on the east side that has wooden drop siding. A small stucco bay on the west facade has rounded corners at the top edges and has two high casement windows in it.

4. Structural system, framing: Wooden frame structure
5. Porches, stoops, balconies, bulkheads: There is a concrete porch across the front facade with two concrete steps leading up to it in the center. The porch has a low wall made of concrete block with a flat top that extends around three sides. The wall turns and forms a short wing at each side of the steps.

At the east facade there are two brick steps at the doorway. There is a stuccoed bulkhead to the cellar on the east facade. It projects from the ground approximately four feet next to the house and then has a sloping front which has a wooden door covering the opening.

6. Chimneys: There is a chimney above the projecting fireplace on the east facade near the center of the house. The simple rectangular chimney narrows from the firebox and extends up above the roof, ending with a stucco band around the perimeter. There is a high window on each side of the chimney. There are two metal flues extending through the roof, with rainhoods, on the rear of the building.

7. Openings:

- a. Doorways and doors: The main entrance on the west facade is near the south corner of the house. The wooden solid panel door has wooden surrounds and sill and a metal threshold. The wooden solid panel rear door has wooden surrounds, and sill and an aluminum screen door. All trim and doors are painted dark brown.
- b. Windows and shutters: Wooden windows on the west facade have diamond-shaped glass-pane casement sashes with wooden sills and surrounds.

Wooden windows in the remaining part of the house have single pane casement sashes, wooden sills and surrounds. All sashes, sills and surrounds are painted dark brown.

8. Roof:

- a. Shape covering: The flat roof has asphalt and gravel covering. The parapet wall has a metal coping, painted dark brown. There is a pent roof on the west front facade on each side of the center projection that is covered with asphalt shingles. Underneath the pent roof is a projecting fascia in a blind arcade manner, each arch ending with a pendant. The fascia is formed in plaster.

C. Description of Interior:

Interior is inaccessible

D. Site:

1. General setting and orientation: The building sits on the east side of the street facing west, surrounded by similar residences. There is a concrete walk leading up to the front porch from the curbside walk. The rear yard is fenced with a solid wooden board fencing and there is a double wooden gate at the front of the house across the driveway. In the rear yard is a very large pine tree, and some small fruit trees.
2. Outbuildings: There is a wooden framed, stucco garage in the rear yard on the north side of the house, set back from the house. The garage has a flat roof with asphalt roofing, a concrete floor and a pair of wooden garage doors.

Prepared by: John P. White  
Project Supervisor  
August 1980

O'BRIEN COURT  
HABS No. CA-2106E

Location:

1090 O'Brien Court  
San Jose, Santa Clara County, California

USGS San Jose West Quadrangle, Universal Transverse  
Mercator Coordinates: 10.594955.4133430

Present Owner:

Mr. and Mrs. Steven Hawks, 1090 O'Brien Ct.  
San Jose, CA 95126

Present Occupant:

Mr. & Mrs. Hawks

Present Use:

Residence

Significance:

See Page One.

PART I. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This stucco residence forms a part of the street elevation along the east side of O'Brien Court.
2. Condition of Fabric: Good

B. Description of Exterior:

1. Overall dimensions: The rectangular five-bay, one story structure is approximately thirty-seven feet by forty feet.
2. Foundation: Concrete, foundation vents covered with metal insect screening.
3. Walls: Wooden frame with stucco finish, painted ivory. There is a false front a projecting bay at each side of the facade. The top of the parapet is composed of rectilinear and curving lines. In the center of the south bay is a large plaster cartouche with a shell design at the top center and a mascarón in the bottom center. The edges have various ribbon designs.
4. Structural system, framing: Wooden frame structure.
5. Porches, stoops, balconies, bulkheads: There is a recessed porch on the west front between two projecting wings. Three arched openings extend across the front and there is a concrete step at the center arch leading up to the main entrance. The concrete floor is painted red. There is a shed roof over the arches between the wings that is covered with red Spanish tile.

There is a small recessed rear porch with concrete floor that is covered with a corrugated fiberglass shed roof. The roof extends out and also covers a bulkhead to the cellar. The flat bulkhead has a low concrete curb supporting a flat wooden door.

6. Chimneys: Near the center of the house on the east rear is a stucco chimney projecting through the roof ending with a steep wash. Extending out of the chimney from the wash is a large rectangular metal flue.
7. Openings:
  - a. Doorways and doors: The main entrance in the center of the west facade leads from the porch into the living room. The wooden framed door has sixteen glass panes, wooden surround and sill. At the rear porch is a pair of wooden French doors with eight glass panes, wooden surround and sill. On either side of the rear porch is a doorway. The one on the north has a single recessed wooden panel and the one on the south has a glass panel in the upper section, above a wooden panel.

- b. Windows and shutters: In the center of each wing on the front west facade there is a wooden window with a large fixed sash, flanked on either side by an eight light casement, with wooden surround and sill. Wooden windows across the front opening onto the porch have eight light casement sashes, wooden surround and sills. Other wooden windows, have one-over-one, double-hung sashes, wooden surrounds, sill and wooden framed insect screens.

8. Roof:

- a. Shape, covering: The flat roof is covered with asphalt and gravel. The parapet wall along the sides has red Spanish tile coping. There are metal downspouts and leader at openings in the parapet wall. The shed roof covering the porch at the front is covered with red Spanish tile.

C. Description of Interior:

Interior is inaccessible

D. Site:

- 1. General Orientation and setting: The house sites on the east side of the street facing west and surrounded by similar small residences. There is a brick planter on each side of house at the front and gravel wall with round concrete stepping stones in front of each planter. A concrete sidewalk leads up to the house from the street and on each side of the sidewalk is a graveled space, edging the lawn. There is a large sycamore tree in the front. On the north side of the front facade is a pair of wooden gates across the driveway that extend to the next house. The concrete driveway is composed of two ribbons. There are several citrus trees in the rear yard, which is fenced with wooden boards.
- 2. Outbuildings: There is a wooden framed open shed covered with a corrugated aluminum roof at the northeast side of the house, in the rear yard. It has a concrete slab floor.

Prepared by: John P. White  
Project Supervisor  
August 1980

O'BRIEN COURT  
HABS No. CA-2106F

Location:

1092 O'Brien Court  
San Jose, Santa Clara County, California

USGS San Jose West Quadrangle, Universal Tranverse  
Mercator Coordinates: 10.594940.4133420

Present Owner: Mrs. Grace, Slater, 1092 O'Brien Ct.  
San Jose, CA 95126

Present Occupant: Mrs. Slater

Present Use: Residence

Significance: See Page One.

PART I. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This small stucco residence forms a part of the street elevation along the east side of O'Brien Court.
2. Condition of fabric: Good

B. Description of Exterior:

1. Overall dimensions: This three-bay, one story, irregular shaped plan residence is approximately twenty-five feet by forty-five feet.
2. Foundation: Concrete, with cast iron foundation vents.
3. Walls: Wooden frame with stucco exterior painted white. The false front west facade has a curved top and sloping side to grade. There is a parapet wall along the north and south facades with a red Spanish tile coping.
4. Structural system, framing: Wood frame structure.
5. Porches, stoops, balconies, bulkheads: There is a concrete porch along the west front facade. A low stuccoed wall encloses an entrance courtyard. The outward sloping coping is covered with red Spanish tile. At the two front corners there is a pilaster extending higher than the wall, each with a gabled top covered with a red Spanish tile. At the juncture with the house there is an engaged pilaster. Across the front in the center of the wall rises up with fractables and forms a round arched entranceway to the courtyard. The courtyard is entirely paved with a concrete slab and steps up to the porch across the front. There is a metal awning covering the front door and a set of four windows. At the side door on the north facade there is a concrete stoop with one concrete step.
6. Chimneys: There is a fireplace and chimney projecting from the face of the wall on the south facade near the front. The chimney is formed above a stucco double band along each side of the projection with a convex curve to the narrow part of the chimney that extends up above

the roof ending with a wide band around the top. The double band on the fireplace has a return on each side of the face. Between the returns there is a long narrow recessed panel with a projecting sill on the face of the fireplace. Near the center of the house is a metal flue projecting through the roof.

7. Openings:

- a. Doorways and doors: The main entrance on the west facade has a wooden door with a recessed panel below a four light glass panel, wooden surrounds, sill and threshold and a wooden framed screen door.

The wooden side door has three recessed horizontal panels below a screened panel, wooden surround and sill. There is a doorway to a storage room on the east facade. The wooden door has vertical boards, wooden surround and threshold.

- b. Windows and shutters: Wooden windows on the front west facade have four small lights over one large light casement sashes with wooden surrounds and sill. Other wooden windows have one light casement sashes and one-over-one double-hung sashes. All windows have screens.

8. Roof:

- a. Shape, covering: The flat roof is covered with asphalt and gravel and has a parapet wall on all sides. Three sides have a red Spanish tile coping and the rear wall has a metal coping. There are metal downspouts with leaders at openings in the parapet walls.

C. Description of Interior:

Interior is inaccessible

D. Site:

- a. General setting and orientation: The house sits on the east side of O'Brien court just as the street begins to curve. There are residential structures across the street and to the sides. There are several large trees at the curb in front and a large fig tree in the rear yard. The concrete sidewalk curves up to the entrance from the concrete sidewalk extending along the block at the street. There are two concrete ribbons forming a driveway along the north side of the house, extending to the garage in the rear. The rear yard has a wooden fence around it.

- b. Outbuildings: There is a wooden framed garage with stucco exterior on the northeast edge of the property. The gable roof is covered with asphalt shingles and the open eaves have a wooden gutter. There is a large pair of wooden garage doors with four light panels across the top, on the west facade and a boarded-up window on the east facade. The interior has a concrete floor and exposed wooden structure walls and ceiling. On the east side of the garage is a wooden lean-to connecting to a small wooden storage house.

Prepared by: John P. White  
Project Supervisor  
August 1980

## PART II. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) of the Heritage Conservation and Recreation Service's National Architectural and Engineering Record in cooperation with the County of Santa Clara, California. Under the direction of John Poppeliers, Chief of HABS and Kenneth L. Anderson, Jr., Principal Architect, the project was completed during the summer of 1980 at the HABS Field Office, Santa Clara, California by John P. White, Project Supervisor (Associate Professor of Architecture Texas Tech. University); David T. Marsh, Jr., Project Foreman (Howard University); Jeffery Flemming, Project Historian (University of Chicago); Jane Lidz, Architect/Photographer; and student Architects Kimberley E. Harden (Auburn University); Melody S. Linger (University of Florida); and Mathew Poe (Virginia Polytechnic Institute and State University).